

Schoharie County Treasurer's Office

PO Box 9

Schoharie, NY 12157

Telephone (518) 295-8386 * Fax (518) 295-8364

Our Auction Catalog is also available on the internet at

www.SchoharieCounty-NY.gov



Tax Sale Catalog of 49 County-Owned Properties to Be Sold at Public Auction

Foreclosed Under Article 11 of the Real Property
Tax Law of New York State

FOR UNPAID 2015 Taxes and/or prior years on Residential,
Farm, and Vacant Properties.

FOR UNPAID 2017 Taxes and/or prior years on Commercial
Properties.

****New** Auction Location:**

Sunshine Drive, Cobleskill Fairgrounds, Cobleskill, NY

Auction Date:

Saturday, October 3, 2020 at 9:00 a.m.

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

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Overview of Changes due to COVID-19 Requirements

*****In order to attend the auction, you MUST reside in one of the following counties: Schoharie, Albany, Chenango, Delaware, Fulton, Greene, Hamilton, Herkimer, Lewis, Madison, Montgomery, Oneida, Oswego, Otsego, Saratoga, Schenectady, or St. Lawrence county. This is per guidance in Executive Order 202.45 which limits gatherings to 50 people at this time.** Due to the constant regulation changes associated with COVID-19, these counties are subject to change. Please check our website or call the office to check for updates.***

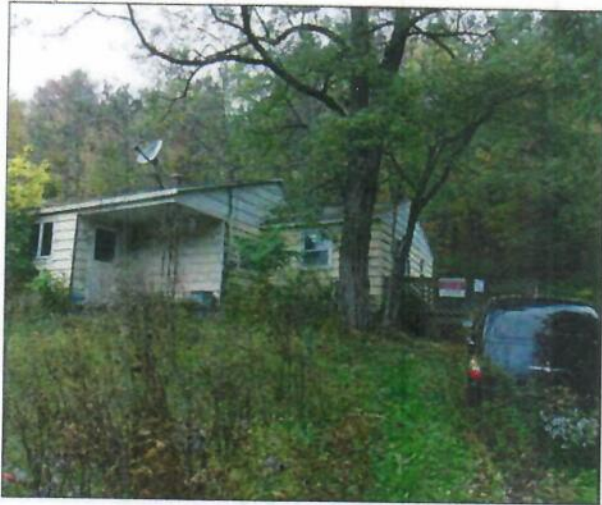
- Location changed to Cobleskill Fairgrounds
- You **must** pre-register by mail by **9/21/2020**
- You **must** include which auction parcel(s) you want to bid on
- You **must** send a copy of your driver's license or photo ID with your signed forms
- You must **sign** the Bidder Registration form in **two** spots, and you must **sign** the Bidder Non-Collusion form
- You may only bring **one** other person with you, *if necessary*, and their name & information must be included on your registration form
- You **must** wear a mask/face covering at all times
- If you are unsuccessful, your bidder registration deposit will be **mailed** back to you
- Copies of the catalog will be available on the Schoharie County website www.schohariecounty-ny.gov

*Please read the included "Rules and Covid 19 Requirements pertaining to the October 3, 2020 Property Tax Sale Auction" for more detailed information. Failure to follow these Rules and COVID 19 Requirements may result in you being asked to leave the auction.

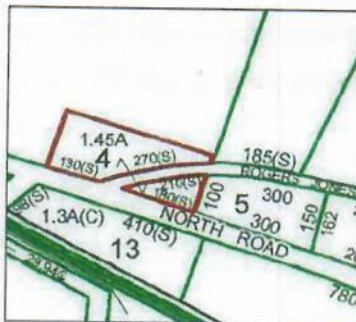
PLEASE TAKE NOTE:

Schoharie County does not allow last minute redemptions of auction parcels by the prior owner. Each of the parcels listed in the auction brochure is expected to be included in the sale. However, there are situations where a parcel must be pulled from the sale due to unforeseen circumstances such as a legal action or other complication.

We recommend that you call the Treasurer's Office at (518) 295-8386 24 hours prior to the sale to verify that the parcel(s) you are interested in will be included in the auction.



PARCEL #01

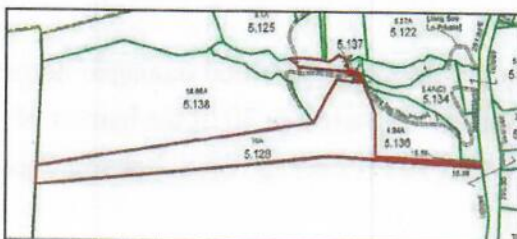


Auction Parcel # 01
 TOWN OF BLENHEIM
 Tax Map #170.-3-4
 Account #405J101036
 Description: 1 Family Residence
 Location: 1109 North Rd.
 Acreage: 1.45
 Approx. Market Value: \$54,054
 Assessed Value: \$40,000
 Approx. Annual Taxes: \$1,675
 Prior Owner: JEFFREY N DICORATO

Abandoned single family home on a 1.45 acre lot
 with frontage on 2 good blacktop roads.
 (Rogers Jones Rd. & North Rd.) Nice setting.



PARCEL #02

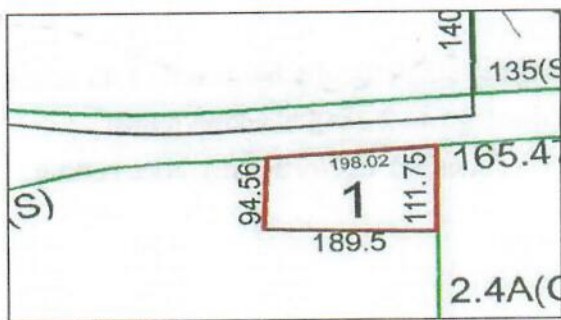


Auction Parcel # 02
 TOWN OF BLENHEIM
 Tax Map #181.-2-5.128
 Account #405J205004
 Description: Rural Vacant <10
 Location: Jang Soo Way
 Acreage: 10.00
 Approx. Market Value: \$13,514
 Assessed Value: \$10,000
 Approx. Annual Taxes: \$363
 Prior Owner: CYNTHIA A PERRIER

Irregular shaped 10 acre parcel with access via
 private road off NYS Route 30.



PARCEL #03



Auction Parcel # 03
 TOWN OF BLENHEIM
 Tax Map #171.-4-1
 Account #405J101065
 Description: Rural Vacant <10
 Location: 1670 State Route 30
 Acreage: 0.46
 Approx. Market Value: \$6,216
 Assessed Value: \$4,600
 Approx. Annual Taxes: \$167
 Prior Owner: DONALD ROCK

Surveyed 0.46 acre parcel with 198 feet of frontage on State Route 30.



PARCEL #04

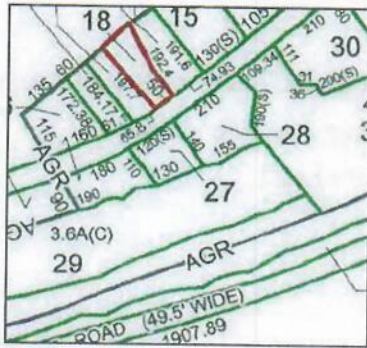


Auction Parcel # 04
 TOWN OF BLENHEIM
 Tax Map #172.-1-35
 Account #405J101228
 Description: 1 Family Residence
 Location: 1876 STATE ROUTE 30
 Acreage: 0.97
 Approx. Market Value: \$40,541
 Assessed Value: \$30,000
 Approx. Annual Taxes: \$1,088
 Prior Owner: WILFRED SILVERNAIL (ESTATE)

Large vacant single family flood damaged home with 100 ft frontage on State Rte 30 in the hamlet of Blenheim and 100 ft frontage on Schoharie Creek.



PARCEL #05

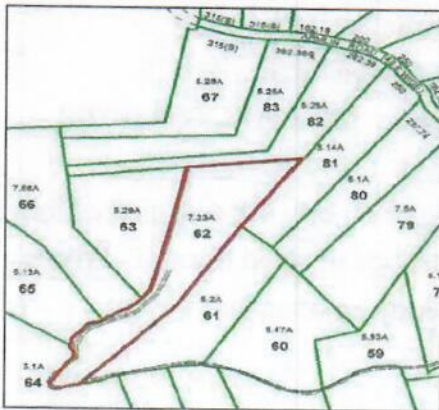


Auction Parcel # 05
 TOWN OF BLENHEIM
 Tax Map #172.-1-18
 Account #405J101115
 Description: 1 Family Res
 Location: 1847 State Route 30
 Acreage: 0.30
 Approx. Market Value: \$54,054
 Assessed Value: \$40,000
 Approx. Annual Taxes: \$1,450
 Prior Owner: SHAWN J SMITH

Former hotel. Now a 1 family residence on a 0.3 acre lot in the hamlet of Blenheim with 50 ft frontage on State Rte 30. Flood damaged in 2011.



PARCEL #06



Auction Parcel # 06
 TOWN OF BROOME
 Tax Map #140.-1-62
 Account #415J188122
 Description: Seasonal Residence
 Location: 264 Easy St West
 Acreage: 7.23
 Approx. Market Value: \$63,800
 Assessed Value: \$63,800
 Approx. Annual Taxes: \$2,413
 Prior Owner: NEW YORK WIRED GROUP, INC

Surveyed 7.23 acre parcel with access via good private rd. Secluded end of road setting with seasonal camp on site. Mostly wooded.



PARCEL #07

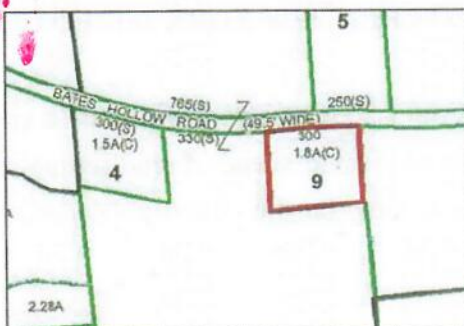


Auction Parcel # 07
 TOWN OF BROOME
 Tax Map #152.-6-9
 Account #415J183016
 Description: Rural Vacant <10
 Location: 898 State Route 145
 Acreage: 1.70
 Approx. Market Value: \$6,800
 Assessed Value: \$6,800
 Approx. Annual Taxes: \$257
 Prior Owner: JORGE PAJARES

Mostly wooded 1.7 acre surveyed parcel with
 487 ft frontage on State Route 145.
 Adjoins State Land.



PARCEL #08



Auction Parcel # 08
 TOWN OF BROOME
 Tax Map #185.-5-9
 Account #415J100529
 Description: 1 Family Residence
 Location: 469 Bates Hollow Rd
 Acreage: 1.80
 Approx. Market Value: \$94,600
 Assessed Value: \$94,600
 Approx. Annual Taxes: \$3,578
 Prior Owner: MICHAEL G POTTER

Small log cabin on a 1.8 acre cleared lot with
 300 ft frontage on good town rd. Private
 setting. May be occupied.



PARCEL #09



Auction Parcel # 09
 TOWN OF BROOME
 Tax Map #141.-3-21
 Account #415J100054
 Description: Rural Vacant <10
 Location: State Route 145
 Acreage: 3.70
 Approx. Market Value: \$12,500
 Assessed Value: \$12,500
 Approx. Annual Taxes: \$473
 Prior Owner: MICHAEL SPECHT

Partially wooded 3.7 acre parcel with 360 ft frontage on State Route 145 across from Vlai Pond.



PARCEL #10

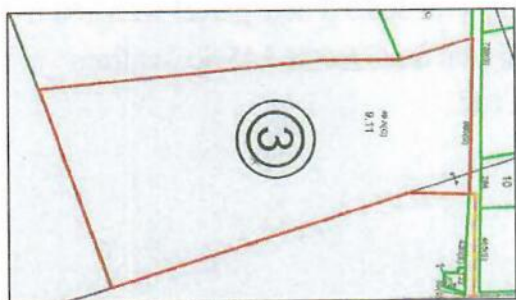


Auction Parcel # 10
 TOWN OF CARLISLE
 Tax Map #26.-1-22.12
 Account #425J206007
 Description: Manufactured Housing
 Location: 348 Beckers Corners Rd
 Acreage: 2.02
 Approx. Market Value: \$37,333
 Assessed Value: \$28,000
 Approx. Annual Taxes: \$1,390
 Prior Owner: LISA M CARR

Nice single family home on a clear, flat 2.02 acre surveyed lot with 238 ft frontage on good blacktop rd. Great setting in Cob-Rich School District.



PARCEL #11



PARCEL #12



Auction Parcel # 11
 TOWN OF CARLISLE
 Tax Map #24.-3-9.11
 Account #425J101572
 Description: Rural Residence
 Location: 2310 Highway Route 20
 Acreage: 49.00
 Approx. Market Value: \$322,222
 Assessed Value: \$232,000
 Approx. Annual Taxes: \$11,516
 Prior Owner: SHTJEFEN SALJANIN

Large improved home on an incredible 49 acre parcel with gorgeous views. Property includes newer modern barn/garage. May be occupied.

Minimum Bid: \$250,000

Auction Parcel # 12
 TOWN OF CARLISLE
 Tax Map #24.-3-9.12
 Account #425J220005
 Description: Vacant Rural >10
 Location: EVERGREEN RD
 Acreage: 67.00
 Approx. Market Value: \$93,750
 Assessed Value: \$67,500
 Approx. Annual Taxes: \$3,350
 Prior Owner: SHTJEFEN SALJANIN

Mostly wooded 67 acre parcel with 50 ft frontage on good blacktop road.
 Adjoins auction parcel #11



PARCEL #13



Auction Parcel # 13
 TOWN OF COBLESKILL
 Tax Map #68.5-5-16
 Account #431A101397
 Description: 3 Family Residence
 Location: 111 Park Pl
 Acreage: 0.10
 Approx. Market Value: \$92,229
 Assessed Value: \$72,400
 Approx. Annual Taxes: \$3,882
 Prior Owner: MARGARET MARY P MCGIVER

3 family residence on a very small 0.10 acre village lot with 40 ft frontage on Park Pl. House needs repair. May be occupied.



PARCEL #14



Auction Parcel # 14
 TOWN OF CONESVILLE
 Tax Map #208.-3-2
 Account #445J100356
 Description: 1 Family Residence
 Location: 818 State Route 990V
 Acreage: 0.40
 Approx. Market Value: \$40,000
 Assessed Value: \$40,000
 Approx. Annual Taxes: \$1,120
 Prior Owner: MARLYNN KESSLER

Large abandoned single family home on a 0.4 acre lot with 270 ft frontage on good blacktop road & 210 ft frontage on Manor Kill Creek.



PARCEL #15



Auction Parcel # 15
 TOWN OF ESPERANCE
 Tax Map #29.5-1-34
 Account #451A178221
 Description: Manufactured Housing
 Location: 109 Lord North Dr
 Acreage: 0.40
 Approx. Market Value: \$11,279
 Assessed Value: \$10,800
 Approx. Annual Taxes: \$445
 Prior Owner: ALISHA M DUNSTON

Abandoned single wide mobile home on a nice village lot with 150 ft frontage on a paved dead end road. Nice neighborhood.



PARCEL #16

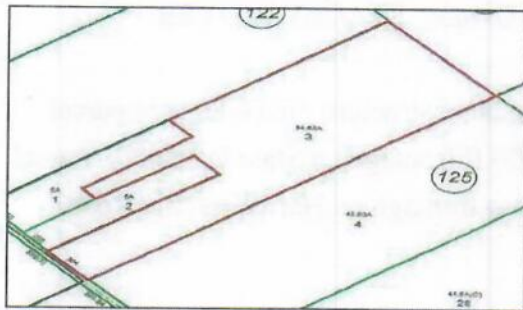


Auction Parcel # 16
 TOWN OF ESPERANCE
 Tax Map #19.1-2-27
 Account #455J100018
 Description: 1 Family Residence
 Location: 179 Priddle Rd
 Acreage: 0.56
 Approx. Market Value: \$28,355
 Assessed Value: \$26,200
 Approx. Annual Taxes: \$964
 Prior Owner: GUY RUDD

Small single family residence on a nice 0.56 acre surveyed lot with 100 ft frontage on Schoharie Creek. Area prone to flooding.



PARCEL #17

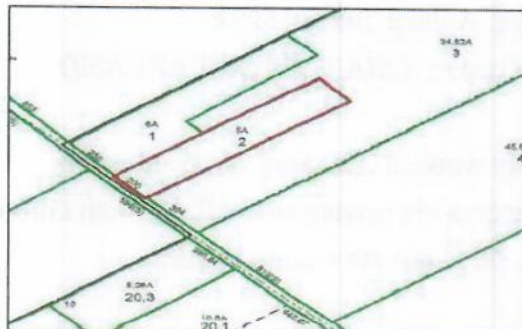


Auction Parcel # 17
TOWN OF FULTON
Tax Map #93.-3-3
Account #465J101278
Description: Private Forest
Location: Greenbush Hill Rd
Acreage: 34.62
Approx. Market Value: \$39,355
Assessed Value: \$24,400
Approx. Annual Taxes: \$1,420
Prior Owner: MARY CREA

Large 34.62 acre surveyed parcel with 304 ft frontage on good blacktop road. Mostly wooded. Adjoins State Land. Adjoins auction parcel #18.



PARCEL #18



Auction Parcel # 18
TOWN OF FULTON
Tax Map #93.-3-2
Account #465J177003
Description: Private Forest
Location: 648 Greenbush Hill Rd
Acreage: 5.00
Approx. Market Value: \$10,645
Assessed Value: \$6,600
Approx. Annual Taxes: \$385
Prior Owner: SHTJEHEN SALJANIN

Partially wooded 5 acre parcel with 200 ft frontage on good blacktop road near State Land. Adjoins auction parcel #17.



PARCEL #19

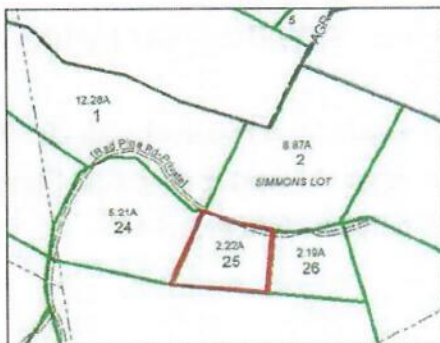


Auction Parcel # 19
 TOWN OF FULTON
 Tax Map #116.1-2-1
 Account #465J101411
 Description: 1 Family Residence
 Location: 3671 State Route 30
 Acreage: 0.80
 Approx. Market Value: \$19,839
 Assessed Value: \$12,300
 Approx. Annual Taxes: \$717
 Prior Owner: STACEY A DYER

Dilapidated structure on a 0.80 acre parcel with 90 ft frontage on State Route 30. Parcel also has frontage on Hard Scrabble Road.



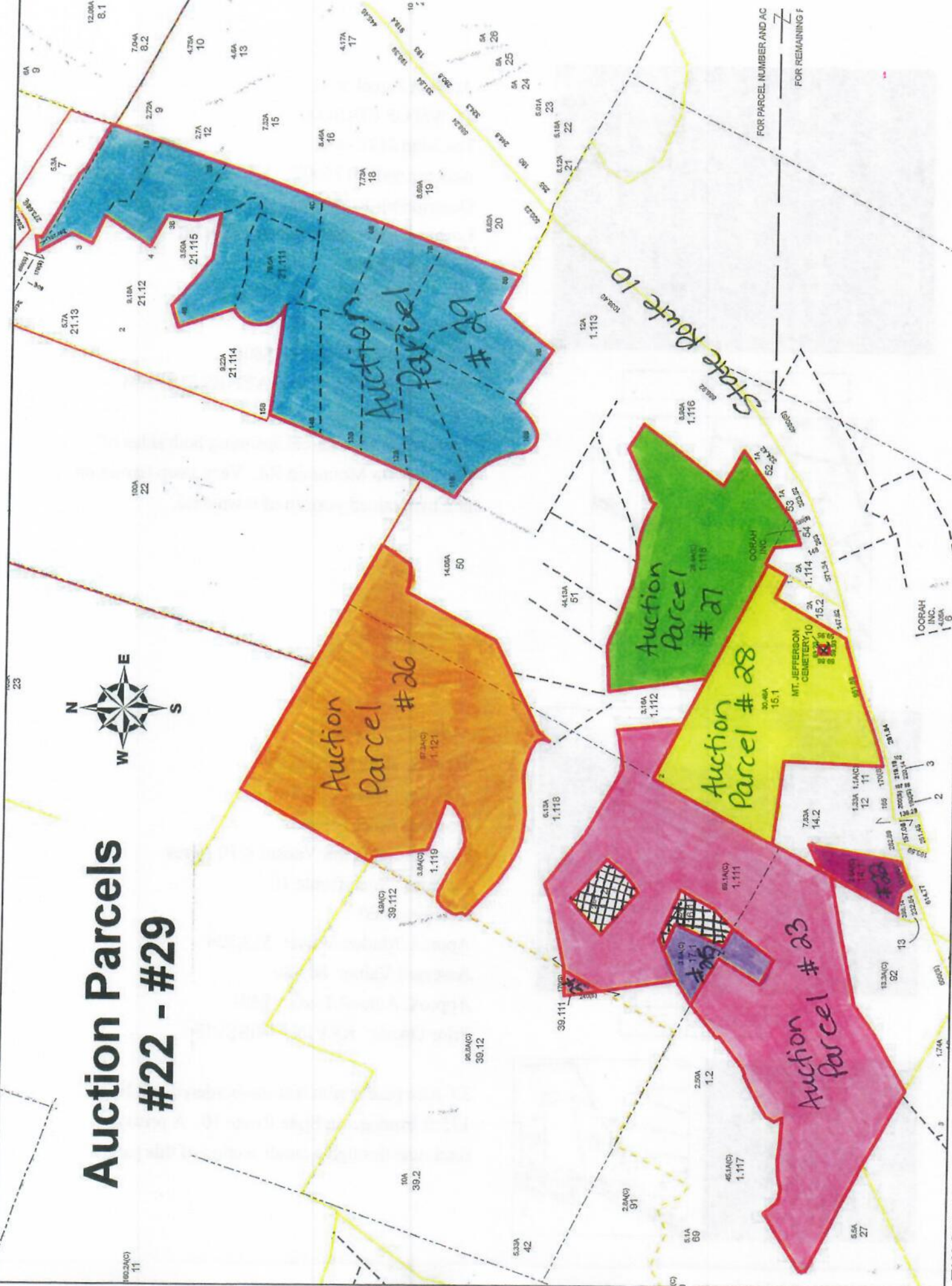
PARCEL #20



Auction Parcel # 20
 TOWN OF GILBOA
 Tax Map #207.-2-25
 Account #475J180036
 Description: Rural Vacant
 Location: 228 Red Pine Rd
 Acreage: 2.22
 Approx. Market Value: \$9,479
 Assessed Value: \$200
 Approx. Annual Taxes: \$231
 Prior Owner: CHARLES MCFARLAND

Heavily wooded 2.22 acre surveyed parcel with access via private road off of South Gilboa Road. Nice private wooded setting.

Auction Parcels #22 - #29





PARCEL #23



Auction Parcel # 23

TOWN OF JEFFERSON

Tax Map #178.-5-1.111

Account #485J187187

Description: Rural Vacant >10 Acres

Location: Castle Mountain Rd

Acreage: 69.10

Approx. Market Value: \$52,151

Assessed Value: \$27,640

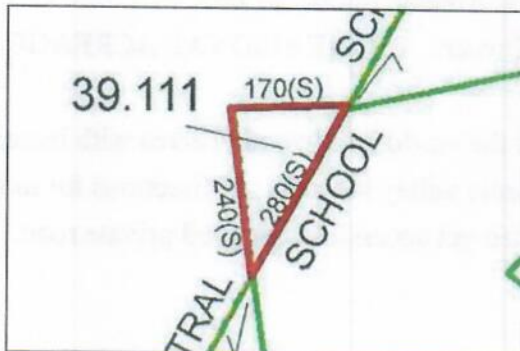
Approx. Annual Taxes: \$1,668

Prior Owner: RECREATIONAL ACREAGE EXCH

Very large 69.1 acre open & wooded parcel overlooking former ski area. Access via good private rd. Gorgeous views. To be sold with Parcel #24.

NO PHOTO AVAILABLE

PARCEL #24



Auction Parcel # 24

TOWN OF JEFFERSON

Tax Map #178.-5-39.111

Account #485J187200

Description: Vacant Rural

Location: Off Castle Mountain Rd

Acreage: 0.60

Approx. Market Value: \$0

Assessed Value: \$0

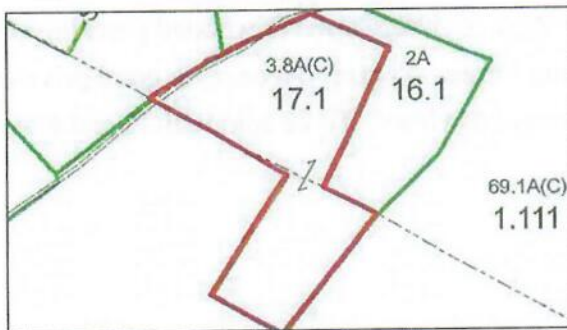
Approx. Annual Taxes: \$0

Prior Owner: RECREATIONAL ACREAGE EXCH

To be sold with Auction Parcel #23 -
Small landlocked parcel.



PARCEL #25



Auction Parcel # 25
 TOWN OF JEFFERSON
 Tax Map #178.-5-17.1
 Account #485J187142
 Description: Residential Vacant
 Location: Castle Mountain Rd
 Acreage: 3.80
 Approx. Market Value: \$6,453
 Assessed Value: \$3,420
 Approx. Annual Taxes: \$206
 Prior Owner: RECREATIONAL ACREAGE EX-
 CHANG

3.8 acre wooded parcel with fairly steep terrain
 on a good private road.



PARCEL #26



Auction Parcel # 26
 TOWN OF JEFFERSON
 Tax Map #178.-5-1.121
 Account #485J219002
 Description: Rural Vacant >10 Acres
 Location: Castle Mountain Rd
 Acreage: 57.20
 Approx. Market Value: \$32,377
 Assessed Value: \$17,160
 Approx. Annual Taxes: \$1,035
 Prior Owner: RECREATIONAL ACREAGE EXCH

Top of the world 57.2 wooded acres with incredible
 panoramic valley views in all directions for miles
 Secluded yet accessible via good private road.



PARCEL #27



Auction Parcel # 27
 TOWN OF JEFFERSON
 Tax Map #178.-5-1.115
 Account #485J205013
 Description: Vacant Land
 Location: Castle Mountain Rd
 Acreage: 28.40
 Approx. Market Value: \$26,792
 Assessed Value: \$14,200
 Approx. Annual Taxes: \$857
 Prior Owner: RECREATIONAL ACREAGE EX-
 CHANGE

Large 28.40 acre wooded parcel with access via
 private road. Small pond on property.
 Plenty of privacy.



PARCEL #28



Auction Parcel # 28
 TOWN OF JEFFERSON
 Tax Map #178.-4-15.1
 Account #485J100118
 Description: Rural Vacant > 10 Acres
 Location: State Route 10
 Acreage: 30.46
 Approx. Market Value: \$43,104
 Assessed Value: \$22,845
 Approx. Annual Taxes: \$1,379
 Prior Owner: RECREATIONAL ACREAGE EXCH

Heavily wooded 30.46 acre surveyed parcel with
 951 ft frontage on State Route 10. Parcel wraps
 around Mt. Jefferson Cemetery.



PARCEL #29



Auction Parcel # 29
 TOWN OF JEFFERSON
 Tax Map #178.-2-21.111
 Account #485J100260
 Description: Residential Vacant Land
 Location: Havrish Rd
 Acreage: 79.60
 Approx. Market Value: \$75,094
 Assessed Value: \$39,800
 Approx. Annual Taxes: \$2,402
 Prior Owner: RECREATIONAL ACREAGE EX-
 CHANGE

Incredible opportunity to own a 14 lot surveyed
 subdivision totaling 79.6 acres on an excellent
 private rd. Gorgeous panoramic views all around.



PARCEL #30



Auction Parcel # 30
 TOWN OF JEFFERSON
 Tax Map #134.-1-27
 Account #485J100011
 Description: Seasonal Residence
 Location: 2101 State Route 10
 Acreage: 0.75
 Approx. Market Value: \$21,698
 Assessed Value: \$11,500
 Approx. Annual Taxes: \$708
 Prior Owner: ROBERT DEPACE

0.75 acre corner lot with 214 ft frontage on State
 Route 10 and 160 ft frontage on Meade Rd.
 Older structure and camper on site.



PARCEL #31



PARCEL #32

Auction Parcel # 31

TOWN OF JEFFERSON

Tax Map #143.-1-36

Account #485J186012

Description: Rural Vacant <10

Location: Off Woodchuck Run

Acreage: 2.50

Approx. Market Value: \$4,245

Assessed Value: \$2,250

Approx. Annual Taxes: \$138

Prior Owner: JESSICA L PALUMBO

Surveyed 2.5 acre mostly wooded parcel with 309 ft frontage on good private rd. Nice mountain views. Private setting.

Auction Parcel # 32

TOWN OF MIDDLEBURGH

Tax Map #

Account #

Description:

Location:

Acreage:

Approx. Market Value: \$

Assessed Value: \$

Approx. Annual Taxes: \$

Prior Owner:

This parcel has been redeemed per court order and has been withdrawn from the auction.



Auction Parcel # 33

TOWN OF MIDDLEBURGH

Redeemed & pulled from the auction per court order



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NO PHOTO AVAILABLE

PARCEL #34



Auction Parcel # 34

TOWN OF RICHMONDVILLE

Tax Map #90.-1-22

Account #505J213004

Description: Residential Vacant

Location: Off Scenic View Ln

Acreage: 0.25

Approx. Market Value: \$1,500

Assessed Value: \$1,500

Approx. Annual Taxes: \$57

Prior Owner: JOANN F CIMINO

For sale to adjoining property owners only.

Lot too small to be of any use.



PARCEL #35

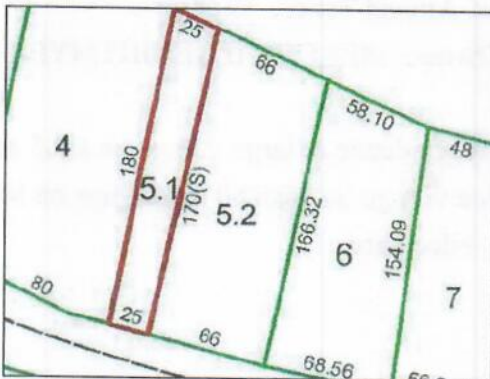


Auction Parcel # 35
 TOWN OF RICHMONDVILLE
 Tax Map #90.7-2-4
 Account #501A102045
 Description: 1 Family Residence
 Location: 236 Summit St
 Acreage: 0.50
 Approx. Market Value: \$76,800
 Assessed Value: \$76,800
 Approx. Annual Taxes: \$3,170
 Prior Owner: DAVID DOUGHERTY

Single family home on a 0.5 acre village lot
 with 149 ft frontage on Summit St.
 May be occupied.



PARCEL #36



Auction Parcel # 36
 TOWN OF RICHMONDVILLE
 Tax Map #78.17-1-5.1
 Account #501A102118
 Description: Vacant w/Imprv
 Location: 133 Main St
 Acreage: 0.10
 Approx. Market Value: \$4,050
 Assessed Value: \$4,050
 Approx. Annual Taxes: \$167
 Prior Owner: ROGER H HENNESS

Old garage on a narrow village lot with 25 ft
 of frontage on Main Street.

Auction Parcel # 37

TOWN OF RICHMONDVILLE

Tax Map #

Account #

Description:

Location:

Acreage:

Approx. Market Value: \$

Assessed Value: \$

Approx. Annual Taxes: \$

Prior Owner:

This parcel has been redeemed per court order
and has been withdrawn from the auction.

PARCEL #37



PARCEL #38

Auction Parcel # 38

TOWN OF RICHMONDVILLE

Tax Map #78.18-3-11

Account #501C174051

Description: 1 Family Residence

Location: 228 Main St

Acreage: 0.50

Approx. Market Value: \$72,500

Assessed Value: \$72,500

Approx. Annual Taxes: \$2,992

Prior Owner: MEREDITH REIGHTMYER

1 family residence & large garage on a 0.5 acre
surveyed village lot with 60 ft frontage on Main
Street. Nice yard.





PARCEL #39



Auction Parcel # 39

TOWN OF SCHOHARIE

Tax Map #72.13-9-11

Account #511A100958

Description: Vacant w/ Improvement

Location: 133 Knowler Ave

Acreage: 0.20

Approx. Market Value: \$10,931

Assessed Value: \$10,100

Approx. Annual Taxes: \$406

Prior Owner: JUANITA KRAJEWSKI

Heavily damaged unsafe structure. This parcel has been withdrawn from the auction as part of an intermunicipal agreement with the Village.



PARCEL #40



Auction Parcel # 40

TOWN OF SCHOHARIE

Tax Map #72.14-2-4

Account #511A101034

Description: 2 Family Residence

Location: 161 Prospect St

Acreage: 0.15

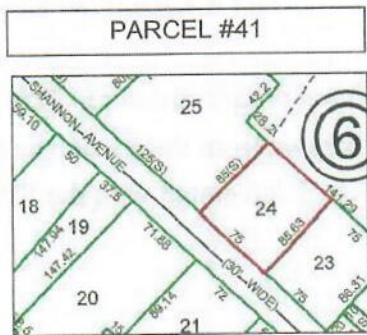
Approx. Market Value: \$26,840

Assessed Value: \$24,800

Approx. Annual Taxes: \$938

Prior Owner: JUANITA KRAJEWSKI

Large 2 family home on a village lot with 115 ft frontage on a Village St. May be occupied.



Auction Parcel # 41
 TOWN OF SCHOHARIE
 Tax Map #72.13-6-24
 Account #511A101000
 Description: 2 Family Residence
 Location: 110 Shannon Ave
 Acreage: 0.20
 Approx. Market Value: \$86,364
 Assessed Value: \$79,800
 Approx. Annual Taxes: \$3,020
 Prior Owner: NICHOLAS NAPOLITANO

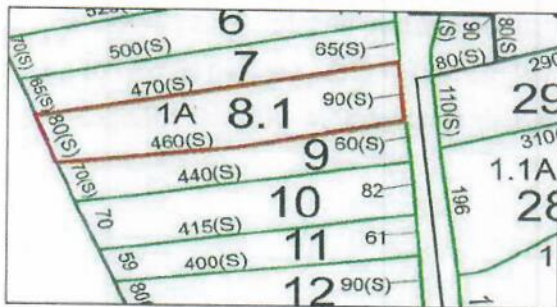
2 Family residence on a 0.2 acre village lot with
 75 ft frontage on a Village Street.
 May be occupied.

Auction Parcel # 42
 TOWN OF SCHOHARIE

**Redeemed & pulled from the
 auction per court order**



PARCEL #43



Auction Parcel # 43
 TOWN OF SEWARD
 Tax Map #42.-2-8.1
 Account #525J101610
 Description: 1 Family Residence
 Location: 6063 State Route 10
 Acreage: 1.00
 Approx. Market Value: \$20,556
 Assessed Value: \$14,800
 Approx. Annual Taxes: \$744
 Prior Owner: DARIUS A BENSON

Vacant gutted 1 family home on a long rectangular lot in the hamlet of Janesville w/ 90 ft frontage on State Route 10. Very nice backyard setting.



PARCEL #44



Auction Parcel # 44
 TOWN OF SHARON
 Tax Map #4.4-2-5
 Account #535J100372
 Description: 1 Use Sm Bldg
 Location: 276 Highway Route 20
 Acreage: 0.50
 Approx. Market Value: \$7,639
 Assessed Value: \$5,500
 Approx. Annual Taxes: \$244
 Prior Owner: KANDI A BORST

Abandoned dilapidated structure on a 0.5 acre lot with 100 ft frontage on Highway Route 20.

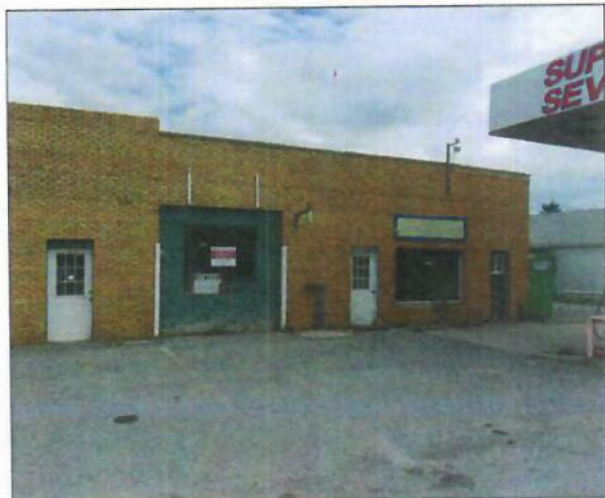


PARCEL #45



Auction Parcel # 45
TOWN OF SHARON
Tax Map #5.14-4-3.1
Account #531A210013
Description: 1 Family Residence
Location: 119 South St
Acreage: 0.40
Approx. Market Value: \$53,472
Assessed Value: \$38,500
Approx. Annual Taxes: \$1,920
Prior Owner: MIRA NATANOV

Declared structurally unsafe. This parcel has been withdrawn from the auction as part of an intermunicipal agreement with the Village.



PARCEL #46

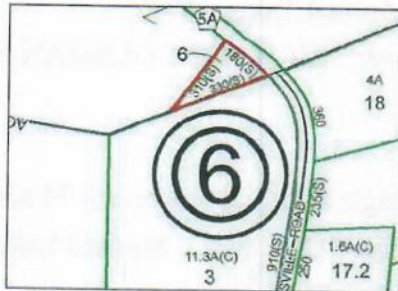


Auction Parcel # 46
TOWN OF SHARON
Tax Map #5.17-6-4.1
Account #531A100892
Description: Gas Station
Location: 529 Highway Route 20
Acreage: 0.41
Approx. Market Value: \$108,194
Assessed Value: \$77,900
Approx. Annual Taxes: \$3,885
Prior Owner: AMARPAL SINGH

Vacant commercial bldg with 99 ft frontage on US Rt 20. Great business location. Former gas station -convenience store. Shared wall with adj. bldg.



PARCEL #47

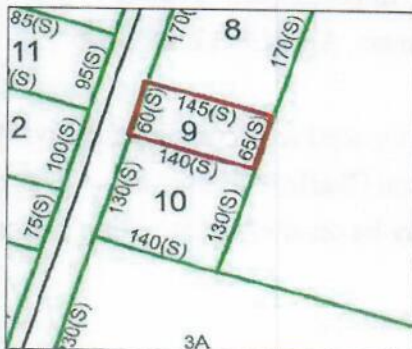


Auction Parcel # 47
 TOWN OF SHARON
 Tax Map #13.-4-6
 Account #535J100586
 Description: Rural Vacant < 10 Acres
 Location: Argusville Rd
 Acreage: 0.70
 Approx. Market Value: \$1,333
 Assessed Value: \$1,000
 Approx. Annual Taxes: \$45
 Prior Owner: JOHN L TUMINO

Triangular wooded 0.7 acre parcel with very steep hillside topography. For sale to adjoining property owners only.



PARCEL #48



Auction Parcel # 48
 TOWN OF SUMMIT
 Tax Map #111.4-3-9
 Account #545J183026
 Description: 1 Family Residence
 Location: 2854 State Route 10
 Acreage: 0.20
 Approx. Market Value: \$14,590
 Assessed Value: \$8,900
 Approx. Annual Taxes: \$558
 Prior Owner: PETER M BELLINGER

Not for sale - this parcel is expected to be transferred to the Greater Mohawk Valley Land Bank to be demolished & cleaned up.



PARCEL #49



Auction Parcel # 49

TOWN OF SUMMIT

Tax Map #112.1-2-3

Account #545J186042

Description: 1 Family Residence

Location: 2945 State Route 10

Acreage: 0.74

Approx. Market Value: \$20,328

Assessed Value: \$12,400

Approx. Annual Taxes: \$777

Prior Owner: RICHARD COLEMAN FAMILY TRUST

Vacant single family home on a 0.74 acre surveyed lot with beautiful views of Summit Lake. Access via deeded right of way.



PARCEL #50



Auction Parcel # 50

TOWN OF SUMMIT

Tax Map #111.-5-16

Account #545J175044

Description: Manufactured Housing

Location: 157 Mountain Point Rd

Acreage: 5.92

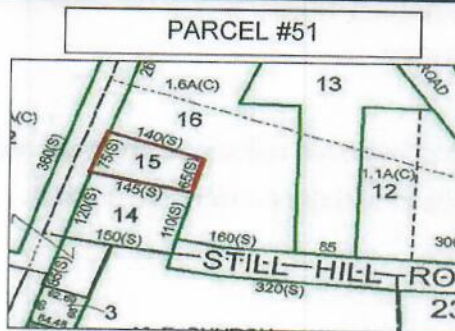
Approx. Market Value: \$32,787

Assessed Value: \$20,000

Approx. Annual Taxes: \$1,253

Prior Owner: ADOLFO LACOLA

Partially wooded & surveyed parcel w/ 300 ft frontage on Charlotte Valley Rd. Older mobile home may be on site. Quiet setting with nice views



Auction Parcel # 51
 TOWN OF SUMMIT
 Tax Map #112.1-3-15
 Account #545J100327
 Description: 2 Family Residence
 Location: 2882 State Route 10
 Acreage: 0.25
 Approx. Market Value: \$16,066
 Assessed Value: \$9,800
 Approx. Annual Taxes: \$614
 Prior Owner: JOHN LESNEWSKI

Not for Sale - this parcel sits on a steep bank and is expected to be transferred to the Greater Mohawk Valley Land Bank as a clean up parcel.



Auction Parcel # 52
 TOWN OF SUMMIT
 Tax Map #111.-6-3
 Account #545J100380
 Description: 1 Family Residence
 Location: 1224 Wharton Hollow Rd
 Acreage: 1.50
 Approx. Market Value: \$14,098
 Assessed Value: \$8,600
 Approx. Annual Taxes: \$540
 Prior Owner: ADELE MORRISSEY

Triangular shaped 1.5 acre parcel with 660 ft frontage on Wharton Hollow Rd & 660 ft on Creamery Rd. Abandoned structures on parcel.

PARCEL #53

Auction Parcel # 53
TOWN OF SUMMIT
Tax Map #
Account #
Description:
Location:
Acreage:
Approx. Market Value: \$
Assessed Value: \$
Approx. Annual Taxes: \$
Prior Owner:

This parcel has been redeemed per court order
and has been withdrawn from the auction.



PARCEL #54

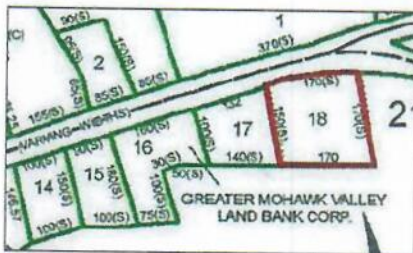


Auction Parcel # 54
TOWN OF WRIGHT
Tax Map #62.-2-11
Account #555J176007
Description: Comm Vacant w/Imprv
Location: 779 State Route 146
Acreage: 24.60
Approx. Market Value: \$253,425
Assessed Value: \$185,000
Approx. Annual Taxes: \$8,864
Prior Owner: GALEB AQEL

Partially wooded 24.6 acre parcel with
1,020 ft frontage on State Route 146.
Large structure on site.



PARCEL #55



Auction Parcel # 55
 TOWN OF WRIGHT
 Tax Map #73.4-5-18
 Account #555J100048
 Description: Residential Vacant
 Location: 946 State Route 443
 Acreage: 0.65
 Approx. Market Value: \$2,740
 Assessed Value: \$2,000
 Approx. Annual Taxes: \$97
 Prior Owner: DONALD P FAILING JR

Vacant 0.65 acre lot with very steep topography.
 For sale to adjoining property owners only.

NO PHOTO AVAILABLE

PARCEL #56



Auction Parcel # 56
 TOWN OF WRIGHT
 Tax Map #85.-4-26
 Account #555J178989
 Description: Rural Vacant <10
 Location: Off Stony Brook Rd
 Acreage: 1.50
 Approx. Market Value: \$1,096
 Assessed Value: \$800
 Approx. Annual Taxes: \$38
 Prior Owner: PETER MCECKRON

For sale to adjoining property owners only.
 Parcel has no legal access.

RULES AND COVID 19 REQUIREMENTS PERTAINING TO OCTOBER 3, 2020 PROPERTY TAX SALE AUCTION

Due to COVID-19 the procedures will be different this year.

*****In order to attend the auction, you MUST reside in one of the following counties: Schoharie, Albany, Chenango, Delaware, Fulton, Greene, Hamilton, Herkimer, Lewis, Madison, Montgomery, Oneida, Oswego, Otsego, Saratoga, Schenectady, or St. Lawrence county. This is per guidance in Executive Order 202.45 which limits gatherings to 50 people at this time.** Due to the constant regulation changes associated with COVID-19, these counties are subject to change. Please check our website or call the office to check for updates.***

Pre-registration is a MUST. All bidders must send in their completed registration form and the Bidder Non-Collusion form with their deposit by **9/21/20**.

Written bids will be accepted if you cannot attend in person. The Written Bid form will need to be returned with the Bidder Registration form by 9/21/20.

There will **NOT** be any registration done the day of the sale.

If no bids are made/accepted the deposit will be returned by mail the following week.

Bidders will only be allowed to bring ONE additional person with them and only if ***absolutely necessary***. Name, address, phone number and email of each person attending must be provided.

Parcel numbers you are bidding on ***must be provided***. This is critical information in order to be able to conduct the auction "in person". Once the information is received a time schedule will be determined for auctioning parcels. *Only people bidding on the parcel indicated will be allowed in. This is to keep the number of people gathering at any time under 50 as is required due to COVID 19 regulations.*

As an example, parcels 1-10 may be auctioned from 10am-10:30am, and so on. There will also be time allowed to clean the chairs, etc., in between parcel numbers. Once that is completed, the next set of properties will be auctioned. The timing of this will all depend on the responses that we receive.

COVID-19 Requirements

YOU WILL NOT BE ALLOWED IN WITHOUT A MASK/FACE COVERING. They are to be worn at ALL TIMES. If you do not have one, one will be provided to you.

Chairs will be set up 6 feet apart in all directions to maintain social distancing. Everyone will need to remain seated in the chairs as they are set up. They will be cleaned after each time slot.

There will be one way to enter, and one way to exit. Hand sanitizer will be provided for your use as you enter and exit.

When arriving at the Auction location and Auction Process

Everyone will need to remain in their vehicles until the time allotted for the auction parcels you have indicated on the Bidder Registration Form.

Announcements will be made over the PA system announcing times and parcels that are to be auctioned. Once the registration forms are received a general time schedule of when parcels will be auctioned will be emailed to everyone.

Someone will be greeting you as you enter to verify you are attending the correct time slot for the parcels you indicated on the Bidder Registration Form. You will be provided your bidder registration number at this time. No one will be able to enter unless they are registered for the parcels being auctioned at that time.

You will not be permitted to enter if you are not wearing a face covering.

Hand sanitizer will be available for your use as you enter.

You will be directed to the area where the chairs are located. Once seated, you will need to remain seated.

When the scheduled parcels have completed their auctioning:

- If you did not bid, or were not successful with your bid, you will be directed to the exit.
- If you were a successful bidder on a property you will be directed to an area where a 10% deposit will be collected prior to you leaving. Personal checks/counter checks/or bank checks from your financial institution are strongly recommended.

After this step is completed, you will be directed to the exit.

Hand sanitizer will be available for your use as you exit.

If for any reason the situation changes and the auction has to be cancelled, you will be notified by email.

Please note-

Failure to follow these Rules and COVID 19 Requirements may result in you being asked to leave the auction.

Thank you from the Schoharie County Treasurer's Office for your participation in the 2020 County-Owned Property Tax Sale Auction!

Office of County Treasurer of Schoharie County

284 Main Street, P.O. Box 9
Schoharie, New York 12157

Tel: (518) 295-8386

Fax: (518) 295-8364

Mary Ann Wollaber-Bryan
County Treasurer

Jennifer Fernandez
Deputy Treasurer

TERMS OF SALE

Public Sale of Properties

SATURDAY, OCTOBER 3, 2020 - 9:00 A.M. - Cobleskill Fairgrounds

1. The bidder shall sign an acknowledgement accepting these Terms of Sale and agrees to be bound by the rules herein. Bidder registration will be by mail only and all forms must be received by September 21, 2020.
2. The bidder shall, at the time of registration, deposit with the County Treasurer a bank check, certified check, or money order made payable to the Schoharie County Treasurer in the amount of five hundred dollars (\$500). No personal checks or cash will be accepted when registering to bid. If the bidder does not purchase any property, the County Treasurer will mail the deposited check back to the bidder.
3. No person, partnership, corporation or lending institution who owned or held title to a given parcel, or was a lienholder on the parcel, immediately prior to the acquisition thereof by the County of Schoharie, shall be permitted to buy back the said parcel at a price less than all accumulated taxes, interest and penalties. This restriction shall in like manner apply and extend to: A) any close family member of a person, i.e. parent, child, brother or sister; B) any general or limited partner, investor, officer, employee, or close family member as previously described involving a partnership; and C) any officer, director, stockholder, employee or close family member of such as previously described involving a corporation. Furthermore, the bidder, at the time of registration, shall sign a non-collusion certification stating that the bidder is not in collusion with the prior owner of the property, lending institution or lienholder so related or to repurchase the parcel at a lower price than the actual amount of the delinquent taxes owed on the property. The non-collusion certificate shall remain in effect for a period of six (6) years from the date of the sale. If, during that time, the County of Schoharie establishes that there has been collusion and/or such a relationship between the successful bidder and the prior owner, lending institution or lienholder, then the successful bidder will be responsible for the difference between the purchase price at the tax sale and the amount of taxes owed by the prior owner at the time of the said sale, together with interest and attorney's fees to be established by the Court.
4. If any potential bidder owes delinquent taxes to the County Treasurer on one or more parcels located in Schoharie County, that potential bidder will be prohibited from registering as a bidder unless the purpose of the registration is to bid, at a minimum for the full amount of taxes due, on a parcel that the county had taken title to from that potential bidder and is to be included in the auction. Subject to the aforementioned minimum bid, this potential bidder will only be allowed to bid on parcels previously owned by him/her/it.

No bids will be accepted from potential bidders currently owing delinquent taxes except under these conditions.

5. In order to eliminate the perception of any possible conflicts of interest, employees of the Schoharie County Treasurer's Office; Real Property Tax Office; County Attorney's Office, Board of Supervisors and County Clerk's Office are prohibited from bidding on parcels. Also, all employees of any Abstract and Title companies to which Schoharie County pays a fee are prohibited from bidding on parcels as well.

6. No representation is made as to the condition or the validity of title to the parcels to be sold, and all or some properties listed in the Notice of Sale may be subject to Town or Village restrictions. Parcels are sold subject to zoning restrictions, covenants, easements, conditions, reservations, existing environmental conditions and agreements, if any. Abstracts of Title and land surveys will not be furnished. The successful bidder may wish to have their own Title search done upon purchase. Dimensions of parcels are approximate and are not guaranteed. Tax maps do not constitute a survey nor is it intended to be used for conveyance purposes.

7. Ten percent (10%) of the successful bid amount will be required to be paid in cash or good check to the Schoharie County Treasurer at the time and place of sale. The initial \$500 deposit made at the time of registration shall be credited against the 10% down-payment and purchase price. If a successful bid is made but the successful bidder fails to deposit the required balance to make up the 10% down-payment, and/or fails to complete the purchase as herein required, then at a minimum, the successful bidder shall forfeit the \$500 registration fee and any additional down-payment made as the liquidated damages of the County of Schoharie.

8. The County Treasurer's Office will give the purchaser a Quit Claim deed describing the real property in the same manner as contained in the Tax Lien deed to the County, and conveying only such title as the County may have.

9. The successful bidder will, at the time and place of the sale, sign a memorandum of his purchase and an agreement to comply with the terms and conditions of the sale.

10. The County Treasurer's Office will send a notice to the successful bidder informing the purchaser of the remaining balance due and the filing fee along with the forms necessary to officially file the new deed. The final date for payment of the balance due, filing fee, and receipt of the signed deed filing forms will be 30 days after the date of the auction. If the successful bidder neglects to pay the balance due plus filing fee, or neglects to submit the required forms to file the new deed, the 10% deposit is forfeited and the sale is nullified unless the County Treasurer deems it proper to extend the time for the completion of a particular purchase. In the event that the sale is nullified, the second highest bidder will be contacted and offered the parcel at the same amount as the original successful bid.

11. If a successful bidder defaults on a purchase, the County Treasurer reserves the right to exclude them from registering as a bidder in county auctions for a period of three

years from the date of the default. Furthermore, by signing this Terms of Sale contract, the successful bidder is hereby legally obligating themselves to complete the sale process including providing a good check or cash for the 10% down payment as well as paying the 90% balance. If a successful bidder defaults on this contract and the county incurs additional expenses and/or subsequently has to resell the property for a lower amount, he or she may be obligated to reimburse the county for those additional expenses and/or the difference between the original sale price and the subsequent sale price.

12. The successful bidder is prohibited from taking possession of, exercising any control over, entering, or making any changes to the property or any buildings thereon until the balance due is paid in full. No harvesting of logs, demolition of structures, or any other changes are allowed prior to payment in full.

13. The eviction, if necessary, of any rental tenants or prior owners is strictly the responsibility of the successful purchaser of the parcel.

14. No Bills of Sale will be issued by the County Treasurer for any personal property left on the premises; nor for any mobile home, double-wide, modular or any other structure whatsoever, regardless of same being placed on a permanent foundation.

15. Real Property Taxes will be apportioned as follows: The County assumes liability for all taxes levied prior to the date of the sale, with the exception of any water/sewer relevies which may be included in either the 2021 Village Tax bill or the 2021 Town and County tax bill. The purchaser is responsible for any and all water/sewer delinquencies on tax bills issued after June 1, 2020 even if the utility charge covers a billing period prior to October of 2020. The purchaser is responsible for all taxes levied from that point forward including any water/sewer relevies included on the 2021 Town and County Tax bill or the 2021 Village Tax bill.

16. The buyer of any parcel purchased at a public auction from the County Treasurer is required to pay future years real property taxes in a timely manner. If a purchaser buys a parcel from one of our auctions, fails to pay future tax bills, and begins to accumulate delinquent taxes on that parcel, the parcel will be subject to a two-year redemption period rather than the normal four-year redemption period. By signing these terms of sale, the purchaser agrees to pay future property tax bills to the appropriate town, village, or school tax collector during the collection period specified on the tax bill.

17. If a parcel is landlocked, the county reserves the right to sell that parcel only to adjoining property owners or to a person or organization in possession of a written, legal right-of-way giving them access to said parcel. The County also reserves the right to sell other types of parcels that we deem to be unusable to adjoining property owners as well. Parcels which have been limited to adjoining owners only must be combined with the purchaser's existing adjoining parcel, therefore, the new parcel must be deeded under the same exact name or names as the existing adjoining parcel. The county will announce during the sale whether a parcel has access via a deeded right-of-way or road frontage, but the county is in no way responsible for locating or finding said right-of-way for the purchaser.

18. If two or more adjoining parcels are sold as one combined auction lot to a successful bidder, the purchaser hereby agrees that those separate parcels will be joined together into one combined tax map parcel. Once the purchase price has been paid in full, Schoharie County will prepare the new deed for joining the multiple parcels together, and the purchaser hereby agrees to this stipulation and agrees to pay any charges associated with the filing of the new deed.

19. The auctioneer reserves the right to determine the procedures of the sale process and to make adjustments to those procedures if deemed necessary. The standard procedure is that once the highest bid is achieved, the auctioneer will say "Going once, going twice, sold". We strongly advise you to visibly hold up your bidder number card to enter your bid. In most cases, the minimum increment for registering a higher bid will be \$100.

20. We will accept written bids for parcels as long as the bidder pre-registers under the same guidelines as all other bidders and the written bid is received by the registration date of **September 21, 2020**. In addition, written bids must be accompanied by a bank check in the amount of 10% of the bid amount. If the written submitted bid is not the high bid during the auction, the bidder registration fee and 10% down payment will be returned. If the written bid is successful, the 10% down payment will be deposited and the bidder registration fee will be returned. Each parcel for which a written bid is submitted must be accompanied by a separate bank check in the amount of 10% of the bid.

21. The County Treasurer reserves the right to reject any or all bids.

Dated: August 3, 2020
Schoharie, New York
Mary Ann Wollaber-Bryan
Schoharie County Treasurer

I hereby agree to these terms of sale, and agree to abide by these terms.

(Signature required on Bidder Registration Form)

**Office of
County Treasurer of Schoharie County**

284 Main Street, P.O. Box 9
Schoharie, New York 12157

Tel: (518) 295-8386

Fax: (518) 295-8364

Mary Ann Wollaber-Bryan
County Treasurer

Jennifer Fernandez
Deputy Treasurer

**BIDDER REGISTRATION FORM
Auction of October 3, 2020**

Name of Bidder _____ Phone # _____

Mailing Address _____ City _____

State _____ Zip Code _____ County _____ Email _____

Name of Guest _____ Phone # _____

Mailing Address _____ City _____

State _____ Zip Code _____ County _____ Email _____

****REQUIRED****

Parcel numbers you will be bidding on _____

Please sign for each below to acknowledge you have read and accepted the:

Terms of Sale _____

Rules and COVID 19 Requirements _____

*Before a bidder number will be issued, a bank check, certified check, or money order, payable to "Schoharie County Treasurer" in the amount of \$500 must be received by the Treasurer's Office no later than **September 21, 2020**, along with a completed 'Bidder Non-Collusion Certificate'. No personal checks or cash will be accepted when registering to bid. If the bidder is not the successful bidder on any parcels, the County Treasurer will return the bank check or money order back to the bidder by mail the following week. There will **NOT** be any registration done the day of the sale. **Please note: If for any reason the sale is canceled you will be notified by email.***

(for office use only)

BIDDER NUMBER ISSUED: _____

BIDDER DEPOSIT RECEIVED:

☐ Bank Check # _____

☐ Money Order # _____

☐ Certified Check # _____

BIDDER DEPOSIT RETURNED BY MAIL:

Date Mailed: _____

Employee Initials: _____

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**BIDDER NON-COLLUSION CERTIFICATE
Auction of October 3, 2020**

NAME OF BIDDER _____
BIDDER NUMBER: _____ (for office use only)

By signing this Non-Collusion Certification Statement, the bidder hereby states that he or she is not acting in collusion or partnership with the prior owner of any property upon which the bidder might bid, to repurchase the parcel at a lower price than the actual amount of the delinquent taxes owed on said parcel. Furthermore, this Non-Collusion Certificate shall remain in full force and effect for a period of six (6) years from the date of this sale. If, during that time, a collusion relationship surfaces between the successful bidder and the prior owner, the bidder will be responsible for the difference between the purchase price at the tax sale and the amount of taxes owed by the prior owner at the time of the sale, plus interest, together with all costs and reasonable attorney's fees to be established by the Court.

Affirmation: I swear under penalty of perjury the above statement is true.

Bidder signature _____

Bidder Driver's License or ID number _____

A copy of your Driver's License or Photo ID must be provided with this form

**Office of
County Treasurer of Schoharie County**

Mailing Address:

PO Box 9, Schoharie, NY 12157

Physical Address:

284 Main St., County Office Bldg., First Floor, Schoharie, NY 12157

Telephone: (518) 295-8386

Fax: (518) 295-8364

Mary Ann Wollaber-Bryan
County Treasurer

Jennifer Fernandez
Deputy Treasurer

**WRITTEN BID FORM
(For people that cannot attend in person)
Auction of October 3, 2020**

NAME OF BIDDER _____

MAILING ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

TELEPHONE # _____ - _____ - _____

AUCTION PARCEL NUMBER(S) BIDDING ON _____

TOWN _____ ACCOUNT # _____

TAX MAP # _____

BID AMOUNT _____

\$500.00 BIDDER REGISTRATION FEE _____

DOWN PAYMENT (10% OF BID) _____

*****This form must be returned along with the Bidder Registration form and must be received by 9/21/20.***

*****The \$500.00 Bidder Registration Fee must be a Money Order or Official Bank Check. The 10% Down Payment must also be an Official Bank Check or Money Order.***

